

3 EROSION CONTROL

A-O N.T.S.

SITE PLAN NOTES:

1. GUTTERS & DOWNSPOUTS DRAIN TO STREET, LASH BLOCKS & LEADERS. THE SURVEYED EROSION CONTROL SHALL BE MAINTAINED ON THE SUBJECT PARCEL AND NOT ON ADJACENT PROPERTIES.
2. LANDSCAPING WILL CONSIST OF FINE GRADING AND SEEDING GRASS LAWS TO PROTECT THE TREES LABELED TO BE SAVED.
3. MUNICIPAL WATER SERVICE IS EXISTING TO HOUSE.
4. OUTDOOR LIGHTING WILL BE WALL MOUNTED ON THE HOUSE. FIXTURES WILL BE DARK SKY COMPLIANT. LANDSCAPE LIGHTING WILL BE LOW VOLTAGE ACENT LIGHTING FOR WALKWAYS AND PATIO AREAS. ALL SITE LIGHTING SHALL BE COMPLIANT WITH THE TOWN CODE, CHAPTER 220, SECTION 11.
5. THE DESIGN OF THE ADDITION IS TO BE CONSISTENT WITH THE RECOMMENDATIONS OF THE SHORELINE DEVELOPMENT GUIDELINES ADOPTED BY THE TOWN ON MARCH 28, 2005.
6. NATURAL GAS SERVICE IS EXISTING. LOCATION SHOWN BASED ON FLAGGING BY UTILITY. ACTUAL LOCATION TO BE CONFIRMED IN THE FIELD. CONTRACTOR TO CONFIRM LOCATION/ROUTE OF ALL UTILITIES WITH THE PROVIDER PRIOR TO CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. ALL SILT FENCING SHOULD BE INSTALLED PARALLEL WITH THE ROAD FRONT PROPERTY LINE. SILT FENCING SHALL BE PROVIDED ALONG SOUTH PROPERTY LINE FOR ANY DISTURBANCE RELATED TO EXCAVATION OF PORCH FOOTERS.
9. TOPOGRAPHY PROVIDED BY ROCCO & VENEZIA L.S. & C.E.
10. FEMA COMMUNITY PANEL # 04-07-1328A-360P99 0025C REVISED MARCH 3, 1993. PROPERTY IS NOT IN ZONE AE. BASE FLOOD ELEV. = 6.52'.
10. EXCAVATION IS LIMITED TO (4) NEW PORCH FOOTINGS WHICH ARE WITHIN THE AREA OF THE SILT FENCING ALONG THE SOUTH PROPERTY LINE AND FROST FOOTINGS FOR 22' X 24' DETACHED GARAGE. NO RE-GRADING IS REQUIRED.
11. NO BACKFILL OR TOP SOIL WILL BE STOCKPILED ON SITE.
12. SLOPE ON SITE IS LESS THAN 1%.
13. AREA OF DISTURBANCE IS 4784 SQ. FT.
14. COST OF SEDIMENTATION CONTROL WILL BE LESS THAN \$4000.00

CONSTRUCTION SEQUENCE: WORK IS ANTICIPATED TO BEGIN IN SEPTEMBER 2017

- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. A DETAILED CONSTRUCTION SEQUENCE SHALL BE PROVIDED PRIOR TO CONSTRUCTION BASED ON THE FOLLOWING:
1. EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FIRST WEEK OF SEPTEMBER 2017.
 2. EROSION CONTROL MEASURES INSPECTED BY TOWN CEO PRIOR TO BEGINNING OF ANY SEEDING.
 3. BEGIN REMOVAL OF GARAGE PORCH ROOF AND 1ST FLOOR BEDROOM THIRD WEEK OF SEPTEMBER 2017.
 4. BEGIN REMOVAL OF GARAGE PORCH ROOF AND 1ST FLOOR BEDROOM THIRD WEEK OF SEPTEMBER 2017.
 5. FRAMING/GENERAL CONSTRUCTION. END OF SEPTEMBER/OCTOBER.
 6. RE-SEEDING EXISTING LAWN BY END OF OCTOBER.
 7. FINISH GRADING AND FENCE INSTALLATION.
 8. FINISH GRADING AND FENCE INSTALLATION.
 9. FINISH GRADING AND FENCE INSTALLATION.
 10. FINISH GRADING AND FENCE INSTALLATION.
 11. FINISH GRADING AND FENCE INSTALLATION.
 12. FINISH GRADING AND FENCE INSTALLATION.

UTILITIES:

1. NATURAL GAS
2. OVERHEAD TELEPHONE AND ELECTRIC
3. MUNICIPAL SEWER AND WATER SERVICE

Hoff Residence

3444 Poplar Beach Road

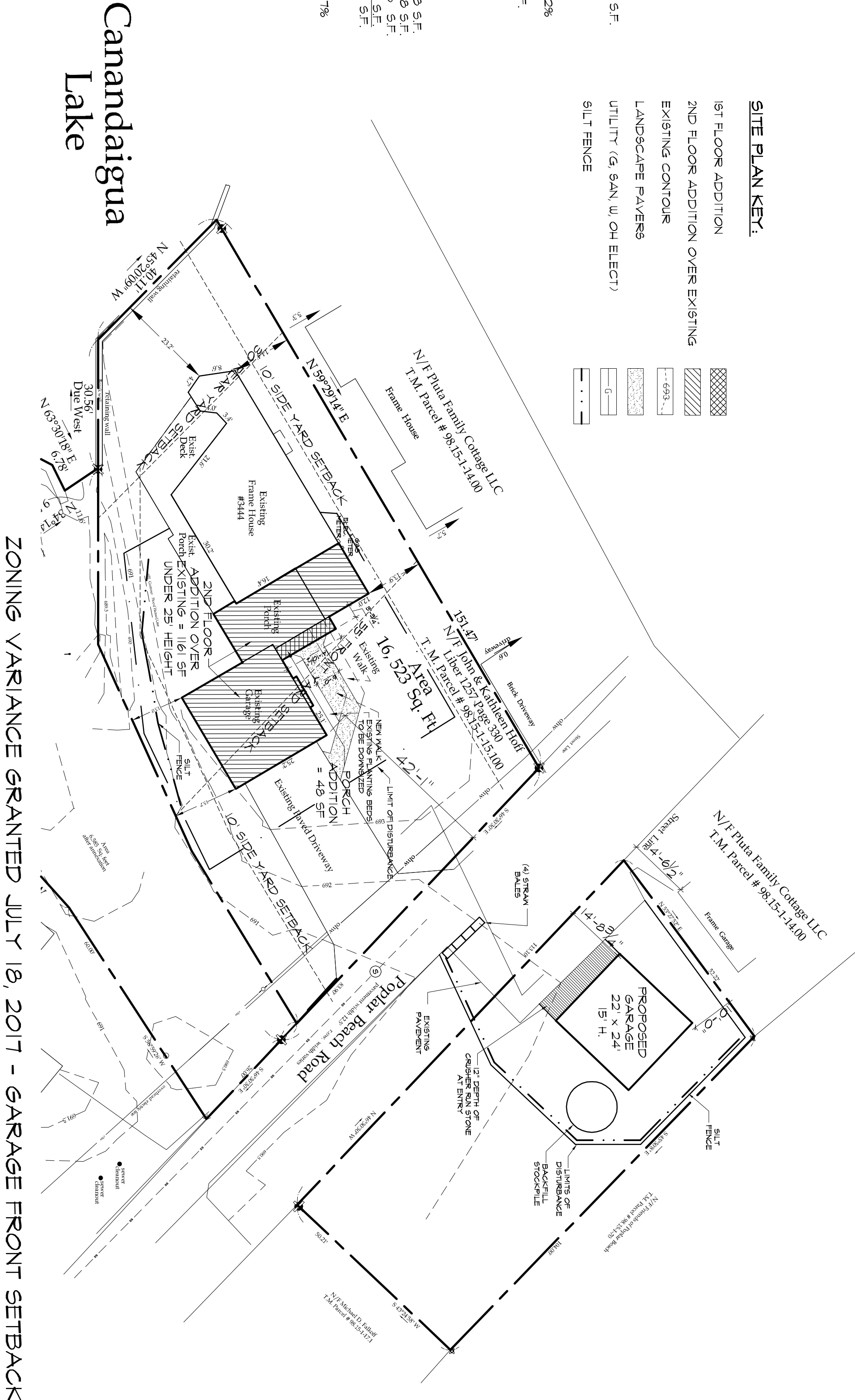
Town of CANANDAIGUA, NY

ZONING:

ZONING DISTRICT IS R1D
LOT SIZE BETWEEN 10,000 & 20,000
FRONT SETBACK - 55'
SIDE SETBACK - 10'
REAR SETBACK - 50'
BUILDING HEIGHT - 25' MAX
LOT AREA = 16,523 S.F.
MAX BLDG. COVERAGE = 20% = 3,305 S.F.
EXISTING = 2,696 S.F. * 48 S.F. = 2,664 S.F. = 16.2%
PROPOSED BUILDING COVERAGE
= 2,696 S.F. * 48 S.F. = 2,664 S.F. = 16.2%
MAX LOT COVERAGE = 30% = 4,957 S.F.
EXISTING HOUSE = 2,586 S.F.
EXISTING DECK = 280 S.F.
EXISTING SIDEWALK = 154 S.F.
EXISTING DRIVEWAY = 1,031 S.F.
EXISTING TOTAL = 3,951 S.F.
ALLOWABLE = 4,957 - 3,951 = 1,006 S.F.
PROPOSED PORCH EXTENSION = 48 S.F.
PROPOSED GARAGE = 528 S.F.
PROPOSED SIDEWALK = 176 S.F.
REMOVE SIDEWALK = 540 S.F.
PROPOSED LOT COVERAGE
= 3,951 S.F. * 540 S.F. = 4,441 S.F. = 26.7%
SURVEY INFORMATION PROVIDED
BY ROCCO & VENEZIA L.S. & C.E.

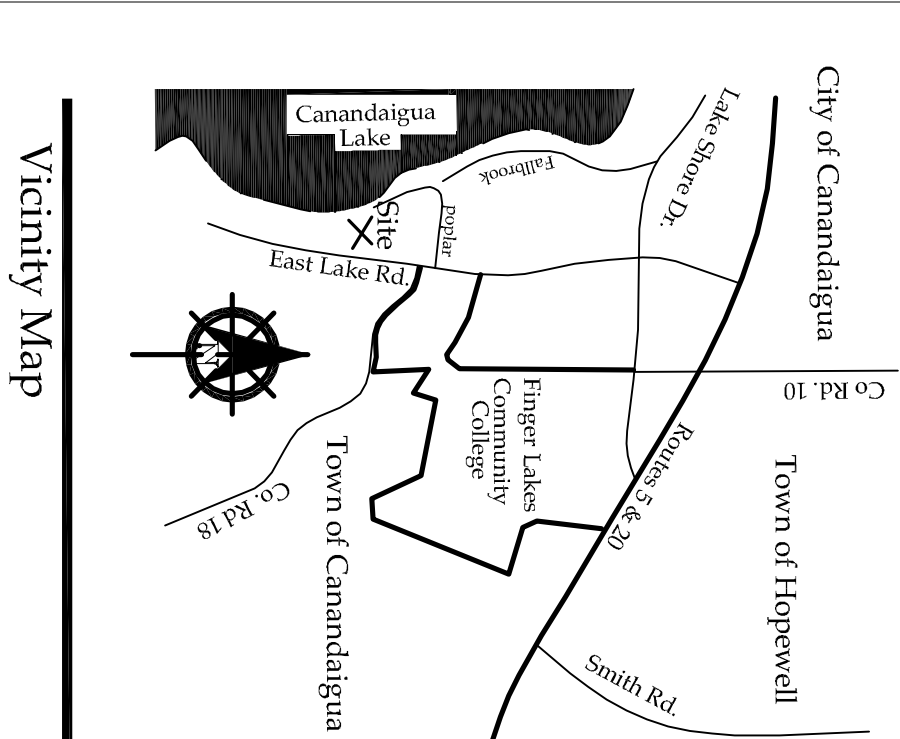
SITE PLAN KEY:

- 1ST FLOOR ADDITION
- 2ND FLOOR ADDITION OVER EXISTING
- EXISTING CONTOUR
- LANDSCAPE PAVERS
- UTILITY (G. SAN. W. OH. ELECT.)
- SILT FENCE



2 LOCATION PLAN

A-O N.T.S.



REVISIONS		
No.	Date	Description
1	7-25	TOWN ENGINEER COMMENTS

DESIGN WORKS
ARCHITECTURE

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John and Kathy
HOFF RESIDENCE

3444 Poplar Beach Road
Town of Canandaigua
Ontario County, New York

Project No.	1632
Date:	06-23-17
Scale:	AS NOTED
Drawn by:	TM
Checked by:	CBS

Title: Construction Document
PRELIMINARY/FINAL
SITE PLAN

A-O.O

TOWN WATER & HIGHWAY SUPERINTENDENT	DATE
PLANNING BOARD CHAIRPERSON TOWN OF CANANDAIGUA	DATE
TOWN ENGINEER	DATE